



# NORFOLK

## CITY PLANNING COMMISSION PUBLIC HEARING AGENDA

JUNE 26, 2014

The Norfolk City Planning Commission will hold a public hearing on June 26, 2014 at 2:30 p.m. in the City Council Chamber, 11th Floor, City Hall Building, Civic Center, Norfolk, Virginia to consider the following applications:

### CONTINUED AGENDA

#### CONTINUED TO JULY 24<sup>th</sup>

1. **NORFOLK PREMIUM OUTLETS**, for the following applications on property located at 6282 Northampton Boulevard:
  - a. Amendment to the City's general plan, *plaNorfolk2030*, from Office and Open Space/Recreation to Commercial.
  - b. Zoning text amendment to add section 11-54 to the *Zoning Ordinance* to create the "Norfolk Premium Outlets Localized Alternative Sign Overlay" (NPO-LASO) District.
  - c. Change of zoning from OSP (Open Space Preservation) and I-2 (Light Industrial) districts to C-3 (Retail Center) and NPO-LASO (Norfolk Premium Outlets Localized Alternative Sign Overlay) districts.

The purpose of these requests is to allow for the development of an outlet mall.

Staff contact: Susan Pollock at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)

### REGULAR AGENDA

#### APPROVAL RECOMMENDED, 5-0

1. **NRHA**, for the following applications on properties located at 2800-2820 Church Street and 705 E. 29<sup>th</sup> Street:
  - a. Amendment to the City's Future Land Use Map within the general plan, *plaNorfolk2030*, from Single Family Traditional to Multifamily Corridor.
  - b. Change of zoning from R-11 (Multi-Family) to R-10 (Townhouse District) and Church Street Townhouse Overlay District.

The purpose of this request is to allow for the development of ten single-family attached townhomes.

Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)

**APPROVAL RECOMMENDED, 5-0**

2. **CITY OF NORFOLK**, for the following applications:
- a. Text amendment to amend the following sections of the *Zoning Ordinance*: section 2-3, "Definitions," Table 5-A, "Table of Land Uses" for Office and Business/Commerce Districts, Table 5-B, "Dimensional Standards" for Office and Business/Commerce Districts, Table 6-A, "Table of Land Uses" for Commercial Districts, Table 7-A, "Table of Land Uses" for Industrial Districts, Table 8-A, "Table of Land Uses" for Downtown Districts, and Table 11-24-A, "Table of Land Uses" for the Riverview Pedestrian Commercial Overlay District.
  - b. Change of zoning from O-1 (Office) district to BC-1 (Business and Commerce Park) district on property located at 6000 Northampton Boulevard.

The purpose of the requests is to add definitions for brewery, microbrewery, and brewpub and to allow the uses in certain Business/Commerce, Commercial, Industrial, and Downtown zoning districts, as well as the Riverview Pedestrian Commercial Overlay District.

Staff contact: Susan Pollock at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)

**APPROVAL RECOMMENDED, 5-0**

3. **CITY PLANNING COMMISSION**, for an amendment to Chapter 42.5 of the *Code of the City of Norfolk, 1979*, entitled "Subdivisions," to make the submission of a preliminary subdivision plat optional in order to comply with a change in state law.

Staff contact: Adam Melita at (757) 664-4366, [adam.melita@norfolk.gov](mailto:adam.melita@norfolk.gov)

**APPROVAL RECOMMENDED, 5-0**

4. **CITY PLANNING COMMISSION**, for a text amendment to the City's *Zoning Ordinance* to amend sections 2-3, "Definitions" and 13-2, "Fences and walls," to modify the requirements for fences.

Staff contact: Bobby Tajan at (757) 664-4756, [robert.tajan@norfolk.gov](mailto:robert.tajan@norfolk.gov)

**APPROVAL RECOMMENDED, 5-0**

5. **CONCORD EASTRIDGE, INC.**, for the following applications on property located at 1500 Monticello Avenue:
- a. Change of zoning from C-2 (Corridor Commercial) to conditional G-1 (Granby/Monticello Corridor Mixed Use).
  - b. Granby Development Certificate for the proposed mixed use development.

The purpose of these requests is to allow for a mixed use development with 207 multi-family housing units above retail uses on the ground floor.

Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)

**CONTINUED TO JULY 24<sup>th</sup>**

6. **OVERBROOK VENTURES, LLC**, for a change of zoning from R-8 (Single-Family) to conditional R-9 (Single-Family) on properties located at 2817-2821 Overbrook Avenue.

The purpose of this request is to allow for the construction of two single-family homes.

*Staff contact: Chrishaun Smith at (757) 664-4740, [chrishaun.smith@norfolk.gov](mailto:chrishaun.smith@norfolk.gov)*

**APPROVAL RECOMMENDED, 5-0**

7. **EAST BEACH MARKETPLACE**, for a special exception to operate a commercial drive-through on property located at 4231 E. Little Creek Road.

*Staff contact: Ashton Jones at (757) 664-7470, [ashton.jones@norfolk.gov](mailto:ashton.jones@norfolk.gov)*

**CONTINUED TO SEPTEMBER 25<sup>th</sup>**

8. **NEW CINGULAR WIRELESS PCS, LLC**, to amend a previously granted special exception to operate a communication tower on property located at 1311 Bayville Street.

The purpose of this amendment is to reconstruct the communication tower with a slightly wider base.

*Staff contact: Susan Pollock at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**APPROVAL RECOMMENDED, 5-0**

9. **BOBBYWOOD**, for a special exception to operate an eating and drinking establishment on properties located at 143-145 Granby Street.

*Staff contact: Susan Pollock at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**APPROVAL RECOMMENDED, 5-0**

10. **THE GRILLED CHEESE BISTRO, LLC**, for a special exception to operate an eating and drinking establishment on property located at 345 Granby Street.

*Staff contact: Susan Pollock at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**APPROVAL RECOMMENDED, 5-0**

11. **MOE'S SOUTHWEST GRILL**, for a special exception to operate an eating and drinking establishment on property located at 7550 Granby Street, Suite 40.

*Staff contact: Susan Pollock at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**APPROVAL RECOMMENDED, 5-0**

- 12. THE LIZARD CAFÉ**, for a special exception to operate an eating and drinking establishment on property located at 109 E. Main Street, Suite 150.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

**APPROVAL RECOMMENDED, 5-0**

- 13. NORFOLK TAP ROOM**, for a special exception to operate an entertainment establishment with alcoholic beverages on property located at 101 Granby Street.

The purpose of this application is to add entertainment options and modify the floor plan of the existing establishment.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

**APPROVAL RECOMMENDED, 5-0**

- 14. PANCHE-N-LUIGI'S**, for a special exception to operate an entertainment establishment with alcoholic beverages on property located at 4012 Colley Avenue.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

**APPROVAL RECOMMENDED, 5-0**

- 15. LEIAUNTE'S**, for a special exception to operate an entertainment establishment with alcoholic beverages on property located at 5802 E. Virginia Beach Boulevard, Suite 140.

*Staff contact: Chrishaun Smith at (757) 664-4740, [chrishaun.smith@norfolk.gov](mailto:chrishaun.smith@norfolk.gov)*

Maps, plats, and other information concerning the above proposals may be seen at the office of the Department of Planning, Room 508, City Hall Building, Norfolk, Virginia 23510 or you may telephone (757) 664-4752. All interested parties are invited to be present at the time and place noted above. Additional information may be obtained online at: [http://www.norfolk.gov/planning/city\\_planning\\_commission.asp](http://www.norfolk.gov/planning/city_planning_commission.asp)

George M. Homewood, AICP, CFM  
Executive Secretary